



Council Action

City of Minneapolis

File No. 16-01372

The Minneapolis City Council hereby denies an appeal submitted by Nic Puzak, and adopts staff findings, of the following City Planning Commission decisions approving land use applications (BZZ-7847) for the property located at 1501 Como Ave SE, to allow construction of a multiple-family dwelling:

1. A conditional use permit to increase the maximum allowed height of a building from 2.5 stories to 3 stories, subject to the following condition: The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. A variance to reduce the minimum front yard requirement adjacent to the 15th Ave SE from 15 feet to 0 feet, subject to the following condition: In the required front yard, the first floor building wall shall be set back at least 6 feet from the front lot line.
3. A variance to reduce the minimum interior side yard requirement adjacent to the north lot line from 9 feet to 6 feet.
4. A variance to reduce the minimum rear yard requirement adjacent to the east lot line from 5 feet to 0 feet to allow a transformer, subject to the following conditions: The transformer shall be decoratively wrapped; the design of the wrap shall be reviewed and approved by CPED; additional landscaping shall be provided to increase screening from Como Ave; and the applicant shall explore the possibility of locating the transformer further from Como Ave.
5. A variance to reduce the minimum parking requirement from 15 spaces to 12 spaces, subject to the following condition: At least 39 bicycle parking spaces shall be provided.


6. A site plan review to allow a 3-story residential building with 30 units, subject to the following conditions: Department of Community Planning and Economic Development staff review and approval of the final building elevations, floor, site, lighting and landscape plans; Site improvements required by Chapter 530 or by the City Planning Commission shall be completed by September 19, 2018, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance; The applicant is encouraged to incorporate a small-scale commercial tenant space on the ground floor as supported by the comprehensive plan and the small area plan.

Committee: Z.P Public Hearing: 10/13/2016 Publication: OCT 29 2016

RECORD OF COUNCIL VOTE				
MEMBER	AYE	NAY	ABSTAIN	ABSENT
REICH	X			
GORDON	X			
FREY	X			
B. JOHNSON	X			
YANG	X			
WARSAME				X
GOODMAN	X			
GLIDDEN	X			
CANO	X			
BENDER	X			
QUINCY	X			
A. JOHNSON	X			
PALMISANO	X			
DATE:	OCT 21 2016			

☒ APPROVED

☐ VETOED


MAYOR HODGES

OCT 27 2016

DATE

Certified an official action of the City Council

ATTEST:


CITY CLERK

Presented to the Mayor:

OCT 21 2016

Received from the Mayor:

OCT 27 2016